

**ATTACHMENT J34**

# **NAS JRB Ft Worth Natural Gas Distribution System**

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## **Table of Contents**

<b>NAS JRB Ft Worth Natural Gas Distribution System.....</b>	<b>i</b>
<b>J34 NAS JRB Ft Worth Natural Gas Distribution System.....</b>	<b>1</b>
J34.1 NAS JRB Ft Worth Overview.....	1
J34.2 Natural Gas Distribution System Description.....	2
J34.3 Specific Service Requirements.....	5
J34.4 Current Service Arrangement.....	5
J34.5 Secondary Metering.....	5
J34.6 Submittals.....	6
J34.7 Energy Savings Projects .....	7
J34.8 Service Area.....	7
J34.9 Off-Installation Sites.....	7
J34.10 Specific Transition Requirements.....	8
J34.11 Government Recognized System Deficiencies.....	8

## **List of Tables**

Fixed Inventory.....	3
Spare Parts .....	4
Specialized Equipment and Vehicles.....	4
Manuals, Drawings, and Records.....	4
Existing Secondary Meters .....	6
New Secondary Meters.....	6
Service Connections and Disconnections.....	8
System Deficiencies.....	8

# J34 NAS JRB Ft Worth Natural Gas Distribution System

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## J34.1 NAS JRB Ft Worth Overview

The mission of Naval Air Station Fort Worth Joint Reserve Base (NAS JRB) is to provide a high quality training environment for active and Reserve components of all branches of the Armed Services. NAS JRB is tasked with carrying out the Goldwater-Nichols Defense Reorganization Act of 1986, to improve the operability among all four military services; to reduce redundancy and overhead by developing joint doctrine and operate the procedures that create seamless functionality amongst host and tenant commands in base support and community service programs. The host command is the Commander Naval Air Reserve Force. Major tenants include:

- 301<sup>st</sup> Air Force Fighter Wing
- 136<sup>th</sup> Airlift Wing of the Texas Air National Guard
- Marine Air Group 41
- VFA 201
- VMFA 112
- VMGR 234
- VR 59
- Naval Reserve Readiness Command 11
- Commander Fleet Logistics Support Wing
- Headquarters 10<sup>th</sup> Air Force
- Army/Air Force Exchange Service
- Naval Reserve Intelligence Command
- Naval Reserve Security Group
- 14<sup>th</sup> Marine Regiment

Naval Air Station Ft. Worth Joint Reserve Base (NAS JRB) is located in north-central Texas in Tarrant County, eight miles west of downtown Fort Worth. The main base comprises 1,871 acres, and contains 330 buildings, enclosing 2.7 million square feet. There is one main North-South 12,000 foot runway; there are 66 aircraft assigned to the base. The base falls within the jurisdiction of the cities of Fort Worth and White Settlement, and within an unincorporated portion of Tarrant County. The base is bordered by Lake Worth to the north, the West Fork of the Trinity River and Westworth Village to the east, Fort Worth to

the northeast and southeast, White Settlement to the west and southwest, and Air Force Plant #4 to the west.

The base has a total population of over 3,500 people including military and civilians. It has a combined payroll of \$15 million per year.

A number of new facilities are planned for NAS JRB Ft Worth, and existing facilities will be upgraded or replaced to meet future mission requirements. Key projects planned for the Base are expected to increase the total square footage in Base buildings by approximately 2 percent over the next 5 years:

New Bachelor Quarters

New Warehouse

New Administration Buildings

## J34.2 Natural Gas Distribution System Description

### J34.2.1 Natural Gas Distribution System Fixed Equipment Inventory

The NAS JRB Ft Worth gas distribution system consists of all appurtenance physically connected to the distribution system from the point in which the distribution system enters the Base, and/or Government ownership currently starts, to the point of demarcation defined by the real estate instruments. Generally, the point of demarcation will be the building footprint. The system may include, but is not limited to, pipelines, valves, regulators, and meters. The following description and inventory is included to provide the Offeror with a general understanding of the size and configuration of the distribution system. The inventory is assumed to be approximately 90 percent complete. The Offeror shall base the proposal on site inspections, information in the bidder's library, other pertinent information, and to a lesser degree the following description. Under no circumstances shall the Contractor be entitled to any rate adjustments based on the accuracy of the following description and inventory.

#### J34.2.1.1 Description

Natural gas is supplied to NAS JRB FT WORTH through one regulator station. Natural gas is used to meet space and water heating requirements on Base, primarily in buildings. There are no natural gas fired air conditioners or compressed natural gas (CNG) fueling stations on Base.

Nearly all of the natural gas system components on the Base were installed from the mid-1940's to the mid-1990s. The piping material that has been used is a combination of cast iron, steel, and polyethylene (PE). The distribution system is looped so that, in nearly all locations, buildings can be fed from at least two different paths.

The distribution piping is a combination of cast iron, steel, and polyethylene, and the system operates at one pressure Basewide (30 pounds per square inch gauge—psig). Mains range from 1-1/2 to 6 inches in diameter, and service lines range from 1 to 1-1/4 inch. There is one gate-pressure-reducing (i.e., regulator) station, **owned and operated by TXU and will not be transferred under this contract.** Some of the service risers are anodeless, and some

are coated carbon steel pipe. These coated carbon steel risers do not have any cathodic protection. Each building has at least one regulator to lower the gas pressure for equipment and appliance use (i.e., 7 inches of water to 1 psig).

### J34.2.1.2 Inventory

Table 1 provides a general listing of the major natural gas system fixed assets for the NAS JRB Ft Worth gas distribution system included in the purchase. The system will be sold in an “as is, where is” condition without any warrant, representation, or obligation on the part of the Government to make any alterations, repairs, or improvements. All ancillary equipment attached to and necessary for operating the system, though not specifically mentioned here in, is considered part of the purchased utility.

**TABLE 1**  
Fixed Inventory  
Gas Distribution System Inventory, NAS JRB Ft Worth

<i><b>ITEM</b></i>	<i><b>SIZE (in)</b></i>	<i><b>QTY.</b></i>	<i><b>UNIT</b></i>	<i><b>APPROXIMATE YEAR OF CONSTRUCTION</b></i>
<b>Cast Iron Gas Pipe</b>	3"	25,675	LF	1943
	2-1/2"	9300	LF	1943
	2"	15,000	LF	1943
	1-1/2"	6,375	LF	1943
	1-1/4"	5,000	LF	1943
	1"	9,000	LF	1943
<b>Steel Gas Pipe</b>	6"	2,600	LF	1960
	4"	3,300	LF	1960
<b>Medium/High Density Polyethylene</b>	4"	7,600	LF	1997
	3"	1,500	LF	1997
<b>Plug Valves</b>	6"	8	ea	1943
	4"	12	ea	1943
	3"	55	ea	1943
	2-1/2"	10	ea	1943
	2"	55	ea	1943
	1-1/2"	12	ea	1943
<b>Service Valves</b>	1"	100	ea	1943
	1-1/4"	200	ea	1943
<b>NOTE:</b> Total number of service valves is 300; actual mix between 1" and 1-1/4" is uncertain.		(approx)		
		(approx)		
<b>Regulators</b>		200	ea	1943
<b>Meters</b>		62	ea	1943

Notes:  
ea = each  
in. = inches  
lf = linear feet

## J34.2.2 Natural Gas Distribution System Non-Fixed Equipment and Specialized Tools Inventory

**Table 2** lists other ancillary equipment (spare parts) and **Table 3** lists specialized vehicles and tools included in the purchase. Offerors shall field verify all equipment and tools prior to submitting a bid. Offerors shall make their own determination of the adequacy of all equipment and tools. The successful Contractor shall provide any and all equipment, vehicles, and tools, whether included in the purchase or not, to maintain a fully operating system under the terms of this contract.

TABLE 2  
Spare Parts  
Natural Gas Distribution System NAS JRB Ft Worth

Qty	Item	Make/Model	Description	Remarks
None Identified				

TABLE 3  
Specialized Equipment and Vehicles  
Natural Gas Distribution System NAS JRB Ft Worth

Description	Quantity	Location	Maker
None Identified			

## J34.2.3 Natural Gas System Manuals, Drawings, and Records Inventory

**Table 4** lists the manuals, drawings, and records that will be transferred with the system.

TABLE 4  
Manuals, Drawings, and Records  
Natural Gas Distribution System NAS JRB Ft Worth

Qty	Item	Description	Remarks
None			

## J34.3 Specific Service Requirements

### **Emergency Response Time Requirement:**

The emergency response times required by NAS JRB represent a site specific requirement. The emergency response times as defined below are more stringent than the response times outlined in section C.8.2. of this solicitation.

In order to protect the NAS JRB mission integrity and to avoid a degradation of utility service the required response times for emergencies that occur during working hours are as follows:

For emergency requests received during normal duty hours (0700 - 1600) the Contractor shall respond immediately, the contractor shall have a representative knowledgeable of the system and the Service Interruption/Contingency Plan on the site of the emergency within 15 minutes during working hours. Additionally, repair crews appropriate to eliminate the condition must respond to the emergency site within 1 hour during working hours. Work will be continuous until the emergency condition is eliminated or downgraded and service is restored. All emergencies will be remedied or downgraded to a non-emergency status within 24 hours. Non-Duty emergencies will be covered under section C.8.2 of this solicitation.

## J34.4 Current Service Arrangement

Natural gas is transported to NAS JRB Ft Worth by Lone Star Gas Company. The Base contracts with Enserch Corporation to purchase natural gas that is transported by Lone Star.

NAS JRB Ft Worth currently has a peak gas demand, of 22,800 thousand cubic feet (MCF) per month. As noted in Section J34.1., projects planned for NAS JRB Ft Worth will increase the total square footage of buildings on Base by nearly 2 percent.

The Railroad Commission (RRC) does not issue Certificate of Public Convenience and Necessity for natural gas. The Base is located within the corporate limits of the City of San Angelo. As required by this contract, the Contractor shall demonstrate the ability to meet and shall establish any and all requirements to provide natural gas service to NAS JRB Ft Worth.

## J34.5 Secondary Metering

The Base may require secondary meters for internal billings of their reimbursable customers, utility usage management, and energy conservation monitoring. The Contractor shall assume full ownership and responsibility for existing and future secondary meters IAW Clause C.3.

### J34.5.1 Existing Secondary Meters

Table 5 provides a listing of the existing (at the time of contract award) secondary meters that will be transferred to the Contractor. The Contractor shall provide meter readings once a month for all secondary meters IAW H.5 and J34.5 below.

**TABLE 5**  
Existing Secondary Meters  
Gas Distribution System NAS JRB Ft. Worth

Meter Location	Meter Description
"62 Meters identified that should be listed out"	

### J34.5.2 Required New Secondary Meters

The Contractor shall install and calibrate new secondary meters as listed in Table 6. New secondary meters shall be installed IAW Clause C.17, Transition Plan. After installation, the Contractor shall maintain and read these meters IAW Clauses C.3, H.5, and J31.5 below.

**TABLE 6**  
New Secondary Meters  
Gas Distribution System NAS JRB Ft. Worth

Meter Location	Meter Description
None Identified	

## J34.6 Monthly Submittals

The Contractor shall provide the Government monthly submittals for the following:

1. Invoice (IAW G.2). The Contractor's monthly invoice shall be presented in a format proposed by the Contractor and accepted by the Contracting Officer. Invoices shall be submitted by the 25<sup>th</sup> of each month for the previous month. Invoices shall be submitted to:  
*Name:*  
*Address:*  
*Phone number:*
2. Outage Report. The Contractor's monthly outage report will be prepared in the format proposed by the Contractor and accepted by the Contracting Officer. Outage reports shall include the following information for Scheduled and Unscheduled outages:

**Scheduled:** Requestor, date, time, duration, facilities affected, feedback provided during outage, outage notification form number, and digging clearance number.

**Unscheduled:** Include date, time and duration, facilities affected, response time after notification, completion times, feedback provided at time of outage, specific item failure, probability of future failure, long term fix, and emergency digging clearance number.

Outage reports shall be submitted by the 25<sup>th</sup> of each month for the previous month. Outage reports shall be submitted to:

*Name:*

*Address:*

*Phone number:*

3. Meter Reading Report. The monthly meter reading report shall show the current and previous month readings for all secondary meters. The Contractor's monthly meter reading report will be prepared in the format proposed by the Contractor and accepted by the Contracting Officer. Meter reading reports shall be submitted by the 15<sup>th</sup> of each month for the previous month. Meter reading reports shall be submitted to:

*Name:*

*Address:*

*Phone number:*

4. System Efficiency Report. If required by Paragraph C.3, the Contractor shall submit a system efficiency report in a format proposed by the Contractor and accepted by the Contracting Officer. System efficiency reports shall be submitted by the 25<sup>th</sup> of each month for the previous month. System efficiency reports shall be submitted to:

*Name:*

*Address:*

*Phone number:*

## J34.7 Energy Savings Projects

IAW C.3, Utility Service Requirement, the following projects have been implemented by the Government for managing and monitoring I&I:

- None

## J34.8 Service Area

IAW Clause C.4, Service Area, the service area is defined as all areas within the NAS JRB Ft Worth boundaries.

## J34.9 Off-Installation Sites

There are no off-installation sites associated with this scope.



## J34.10 Specific Transition Requirements

IAW Clause C.17, Transition Plan, **Table 7** lists service connections and disconnections required upon transfer, and **Table 8** lists the improvement projects required upon transfer of the NAS JRB Ft Worth natural gas distribution system.

**TABLE 7**  
Service Connections and Disconnections  
Natural Gas Distribution System NAS JRB Ft Worth

Location	Description
None Identified	

**TABLE 8**  
System Deficiencies  
Natural Gas Distribution System NAS JRB Ft Worth

Project Location	Project Description
None Identified	

## J34.11 Government Recognized System Deficiencies

None Identified.